



RAVENSCLIFFE, FORT ANNE ROAD
DOUGLAS



Ravenscliffe, Fort Anne Road, Douglas

Originally built over 170 years ago in 1849, Ravenscliffe was one of the ten great original 'Mansion Houses' in Douglas during the Victorian era. Approached from Head Road, Ravenscliffe occupies an elevated cliff-top position enjoying a magnificent panoramic coastal vista overlooking Douglas Bay, the harbour entrance and the Tower of Refuge.

Encompassed by high stone turret walls, the property is exceptionally private and approached via a set of wrought-iron electric gates to a sweeping macadam driveway. A turning circle and parking area circulates around an ornate water feature. Above is a south facing outdoor heated swimming pool with surrounding pavior area, outdoor entertaining area and lawned garden with pergola and decking. There is garaging for up to five vehicles with a Pod-Point electric vehicle charging point.

This impressive home retains many of its original period features to include imposing high ceilings, grand ornate triple tier cornices and matching ceiling roses, parquet wood flooring, marble fireplaces and deep set skirting boards. The principal reception rooms all face towards the sea with breathtaking coastal views across the entire bay, the Manx hillside behind and across to the Lake District mountains beyond. The former servants quarters, now known as 'Ravenscliffe Lodge' remains fully accessible from the main house but are self-contained with a separate access.

The property is a registered building having been identified as having special architectural or historical interest by the Isle of Man Government.



Accommodation

ENTRANCE PORCH (APPROX 10'0 X 7'8)

Accessed through double doors with side lights. Timber flooring. Gothic architraves. Inner double doors bevel edged with side glazing and matching architraves leading to:

ENTRANCE HALL (APPROX 32'7 X 11'0)

Opulent Victorian coving with gold leaf decal and ceiling rose detail. Door casings and deep skirtings. Newel post. Stairs to the upper floor. Chandelier.

LOUNGE (APPROX 20'0 X 12'10)

Herringbone Karndean flooring. Skirts, coving and ceiling rose. Picture rail, wall friezes. Television, telephone and lamp sockets. Feature fireplace with cast iron grate, tiled hearth, marble surround and mantle.

CONSERVATORY (APPROX 15'8 X 11'3)

Breakfast dining conservatory. Floor covering. Blinds. Ceiling fan. Bifold door leading to:

KITCHEN (APPROX 22'0 X 10'0)

A range of base, wall and drawer units, contrasting butcher's block worktop. 5-ring hob, plumbed for dishwasher and fridge freezer. Bosch integral ovens, combination oven and coffee machine. Coved ceiling. Spot lights. Double doors with decorative etched glass leading to:

DRAWING ROOM (APPROX 27'7 X 16'0)

Parquet flooring. Decorative ceiling rose, three-tier gold leafed cornice skirtings and picture rail. Chandelier. Wall friezes, recessed shelving and high level display shelving. Cast iron Baxi fireplace, tiled hearth, marble mantle piece and surround. Bay window with stunning views. Access out to the bayside patio. Pocket doors into:





DINING ROOM (APPROX 27'2 X 16'0)

Parquet flooring. Decorative ceiling rose, skirtings and picture rail. Chandelier. Wall friezes, recessed shelving and high level display shelving. Cast iron fireplace, tiled hearth, marble mantelpiece and surround. Bay window with stunning views. Access out to the bayside patio. Two cupboards. Access door to rear of entrance hall. Door to basement.

STUDY (APPROX 13'0 X 10'0)

Feature fireplace with tiled hearth and mantelpiece. Floor to ceiling feature book shelving. Large window with timber shutters and Venetian blinds. Television and power sockets. Television and power sockets.

UTILITY

Plumbed, with electrics for washer/dryer.

CHANGING ROOM & W.C.

Ceramic double shower tray enclosure with electric shower. High tank pull chain toilet. Fitted vanity unit with inset basin and mirror with wall lighting.

LOWER GROUND FLOOR

CINEMA/TV ROOM (APPROX 12'10 X 12'3)

Cinema projector and lighting, perfect entertainment room. Laminate floor covering.

BILLIARDS/SNOOKER ROOM (APPROX 24'8 X 18'2)

Television and power points. Spotlights.

STORAGE/WINE CELLAR (APPROX 18'3 X 6'4)





FIRST FLOOR

HALF LANDING

Original access through into what is now the annexe.

FAMILY BATHROOM 1 (APPROX 9'1 X 5'3)

Fitted with a three piece heritage suite comprising bath with tiled surround, pedestal sink with under croft storage and pedestal W.C. Inset wall mirror, wall lights and shaver socket. Tiled walls and floor.

LANDING (Approx 21'0 x 10'0)

LINEN CUPBOARD (APPROX 10'1 X 3'7)

Loft access hatch.

FAMILY BATHROOM 2 (APPROX 9'10 X 9'3)

Large walk-in double Matki drench shower, rainfall head and separate shower attachment, double overmounted Neptune sink units undermounted into marble with upstand. His and her's fitted mirrors. Tiled walls. Karndeane wood effect floor covering. Feature slate stone wall. Wall lights.

BEDROOM 2 (APPROX 19'11 X 13'7)

Large dual aspect double bedroom to the front and side. Coving, picture rail and skirtings. Views of front garden and swimming pool. Television and power points.

LINEN CUPBOARD

Housing immersion heater.





BEDROOM 3 (APPROX 22'4 X 20'2)

Huge dual aspect bedroom to the promenade side and seaward. Bay window and inward opening glazed door to balcony. Coved ceiling and picture rail. Two built in cupboards. Television and power points.

MASTER BEDROOM (APPROX 18'8 X 14'5)

Large seaward facing double bedroom with glazed door to balcony. Coved ceiling, picture rail and skirtings. Television and power. His and her's walk in wardrobes.

BEDROOM 4 (APPROX 15'11 X 11'1)

Seaward facing double bedroom. V-shape bay window. Coved ceiling and picture rail. Fitted wardrobe. Door into master bedroom. Television and power points.

OUTSIDE

Stone gated entrance with wrought iron gates and sweeping tarmac driveway. South facing gated paved patio and decked terrace. Wall lights. Side access to Utility Shed and to lower gardens.

SINGLE GARAGE (APPROX 16'2 X 11'1)

Door and stairs upto:

WORKSHOP (APPROX 20'2 X 15'8)

DOUBLE GARAGE (APPROX 25'6 X 21'5)

Twin double doors into open plan double garage. Power and water installed.







4-STAR (GOLD) REGISTERED HOLIDAY LODGE/GUEST/STAFF ACCOMMODATION

ENTRANCE HALL

Stairs to upper floor.

KITCHEN DINER (APPROX 17'11 X 14'5)

Fitted with a range of base, wall and drawer units. Laminate work top. Integral appliances. Tongue and groove ceiling with spotlights. Gas central heating boiler. Vinyl floor covering.

LOUNGE (APPROX 22'3 X 15'5)

Stone fireplace with electric fire. Television and satellite points. Replacement timber windows with views. Coved ceiling with twin glass chandeliers.

FIRST FLOOR

LANDING

Access through to the main house.

MASTER BEDROOM (APPROX 22'2 X 16'6)

Dual aspect with built in cupboards either side of bed. Chrystal chandelier. Glass doors. Separate lounge with sea views.

EN SUITE (APPROX 10'0 X 6'2)

A fully tiled family size en suite fitted with a four piece suite comprising bath with shower over, glass screen, pedestal sink on vanity unit and pedestal W.C. Spotlights.

FAMILY BATHROOM (APPROX 6'4 X 5'4)

Fitted with a four piece white suite comprising bath with shower over, pedestal sink and W.C. Vinyl floor covering. Mirror and shaver socket.

BEDROOM 2 (APPROX 15'5 X 11'2)

Dual aspect double bedroom. Built in linen cupboard. Television socket.

SWIMMING POOL AREA

Heated outdoor kidney shaped swimming pool with paved patio, poolside entertaining and sitting area. Gazebo and poolside furniture storage. Balustrades encompass a lower seaside garden leading to a large dog pen, lower viewing balcony and illuminated glen.

GARDEN

Access to upper lawn, decked seating, pergola seating area and vegetable beds. The perfect garden for outdoor cooking and entertaining.

SERVICES

All main services are installed. Oil fired central heating in the main house and gas fired central heating in the lodge. Separate boiler heating system for the outdoor swimming pool.

TENURE

The tenure is freehold.

POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the agent, Black Grace Cowley.

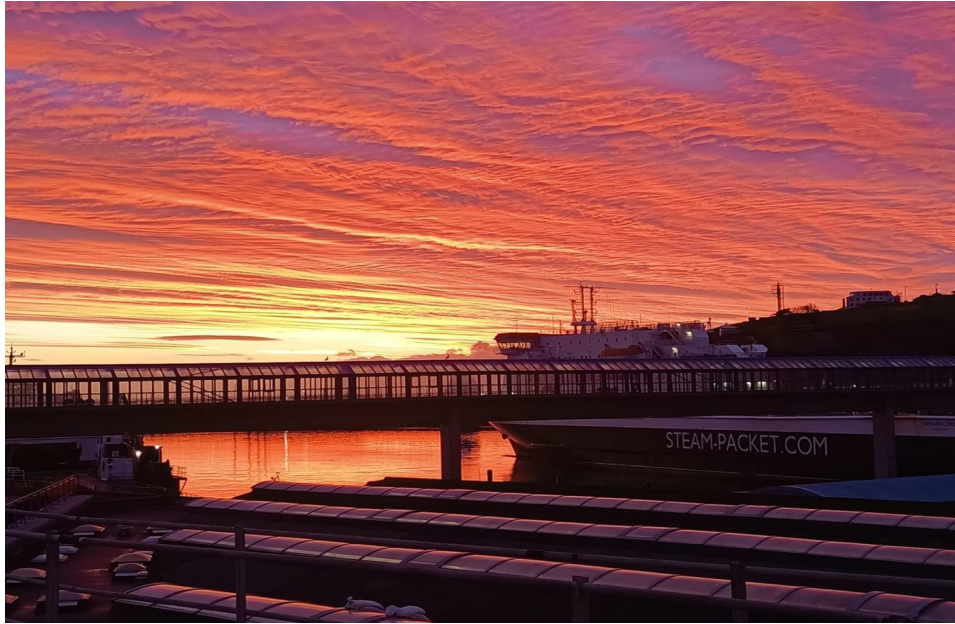






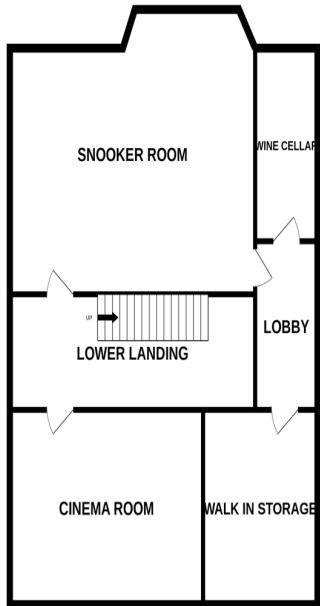




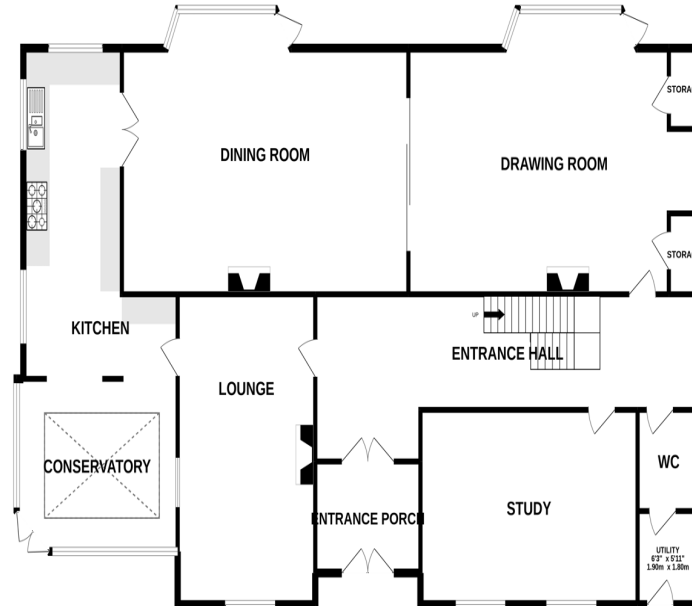


Ravenscliffe House Floor Plan

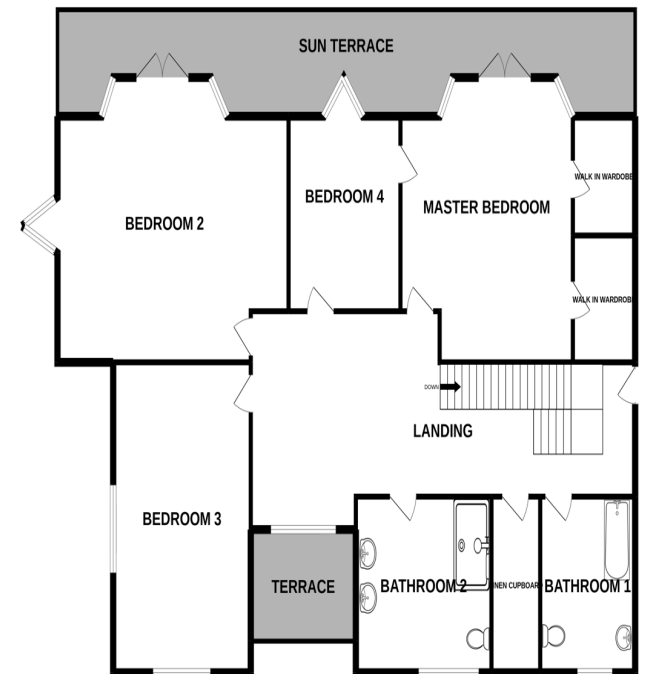
LOWER GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



GROUND FLOOR
2346 sq.ft. (217.9 sq.m.) approx.



1ST FLOOR
1895 sq.ft. (176.1 sq.m.) approx.



TOTAL FLOOR AREA : 5352 sq.ft. (497.2 sq.m.) approx.

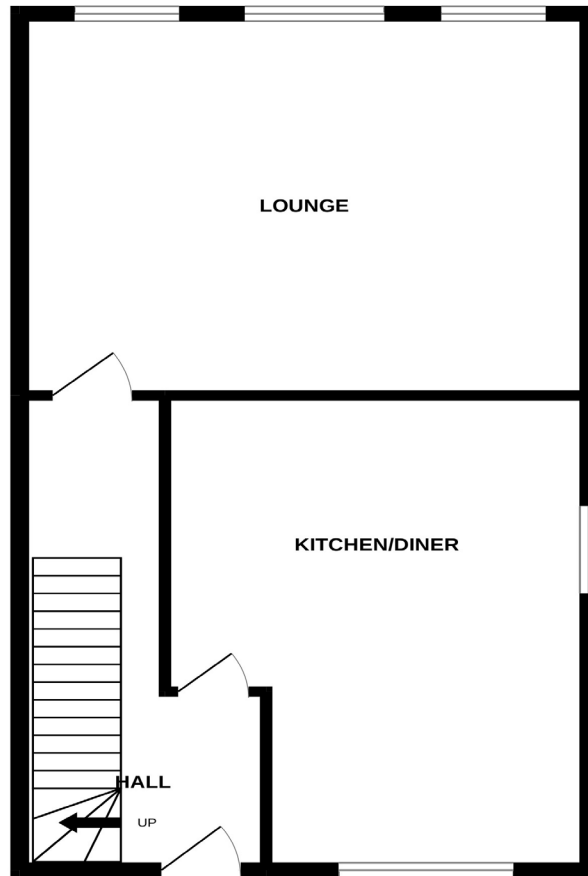
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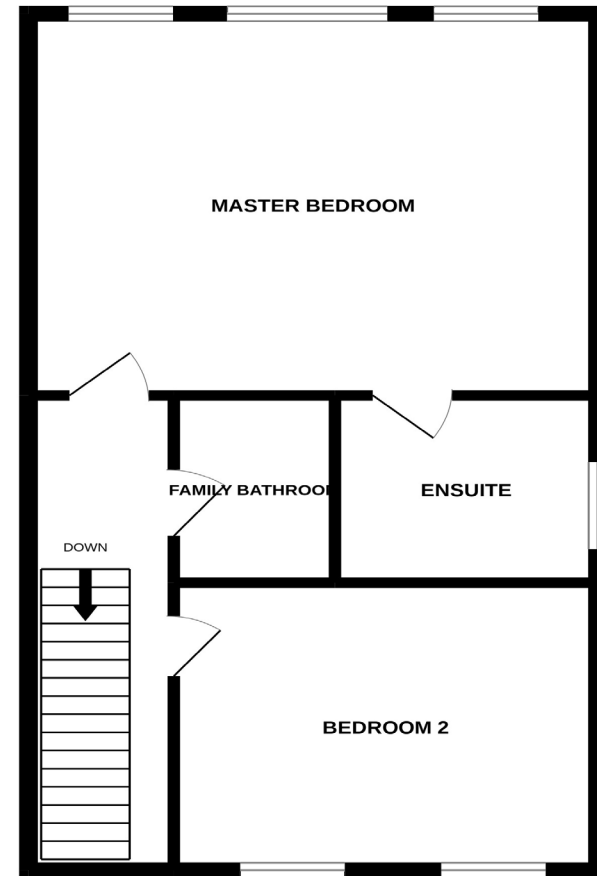


Ravenscliffe Lodge House Floor Plan

GROUND FLOOR



1ST FLOOR



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